

### Industrial / Leisure

**Unit 1,  
32 Scotstown Road,  
Bridge Of Don,  
Aberdeen,  
AB23 8HG**



- Unique opportunity for industrial and potential leisure occupiers
- Excellent access to the A90 dual carriageway north and south.
- Dedicated 12 car parking spaces
- Rent: £40,000 per annum on FRI lease terms.

**489.03 SQM  
(5,264 SQ FT)**

# Property Details

## LOCATION

Bridge of Don is an established commercial hub north of Aberdeen, offering immediate access onto the A90 (AWPR) dual carriageway providing direct routes south to Aberdeen City Centre (approx. 4 miles) and north to Peterhead (approx. 30 miles). Scotstown Road Industrial Estate occupies a central position within Bridge of Don, surrounded by occupiers including LSG Subsea, Kelly Communications and Batley's Cash & Carry.



Map Link

## DESCRIPTION

Unit 1, Scotstown Road comprises a modern end-terrace industrial unit of steel portal frame construction with rendered blockwork dado walls and profile metal cladding above, under a pitched roof incorporating translucent light panels.

Internally, the accommodation provides a clear-span workshop together with office and ancillary staff accommodation arranged over ground floor.

Externally the property benefits from dedicated car parking to the front elevation.

Specification includes

- Approx 6.00m wall head height
- High bay lighting
- Manual roller shutter door (approx 4m wide x 5.5m high)
- Three-phase power supply
- Dedicated car parking to front elevation (12 spaces).

The unit has historically operated under Class 4 (Business), Class 5 (General Industrial) and Class 6 (Storage & Distribution) of the Town & Country Planning (Use Classes) (Scotland) Order 1997. More recently, planning consent has been granted for Class 11 (Assembly & Leisure) use.



Digital Tour

## ACCOMMODATION

Measured on a Gross Internal basis in accordance with the RICS Code of measuring practice (6th edition), the property provides the following approximate area:

Workshop, Office & Ancillary 489.03sqm (5,264 sq ft)

## SERVICES

The property is served with mains electricity and water with drainage being to the main public sewer.

## ENERGY PERFORMANCE

A [09] Full documentation is available upon request.

## NON-DOMESTIC RATES

The property is currently entered in the Valuation Roll on the following basis:

Demise	Ratable Value (wef Apr-26)	Uniform Business Rate (2026/2027)	Estimated Rates Payable
Unit 1 Scotstown Road	£34,750	£0.481	£16,715

\*Estimated rates payable are calculated using the basic property rate of 48.1p in the pound and are stated prior to any reliefs or transactional adjustments.

The next revaluation is April 2029.

Water and wastewater charges are payable in addition.

# Make an enquiry

Melissa.Morrice@dmhall.co.uk

01224 594 172

Stuart.Johnston@dmhall.co.uk

079130 46226

## RENT

£40,000 per annum on Full Repairing and Insuring lease terms. Approximate annual insurance costs are available on request.

## SERVICE CHARGE

A service charge will be payable to cover the cost of the maintenance, upkeep and repair of the common parts of the building and development.

The service charge is estimated to be £1,000 per annum.

## VAT

All prices quoted in this schedule are exclusive of VAT.

## COSTS

Each party will be responsible for their own costs. Any ingoing tenant will be responsible for their own legal costs. Any ingoing tenant will be responsible for the payment of LBTT and registration dues.

## ANTI-MONEY LAUNDERING

Under the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, DM Hall is legally required to carry out due diligence on all parties involved in a transaction. Once an offer has been accepted, prospective purchasers, vendors, tenants, or landlords will be required, at a minimum, to provide proof of identity and residence, as well as proof of funds, before the transaction or lease can proceed.

## DM Hall Commercial Department

4-5 Union Terrace  
Aberdeen AB10 1NJ

01224 594 172

DM HALL



Regulated by  
RICS®

IMPORTANT NOTE: DM Hall for themselves and for the vendors or lessors of this property, whose agents they are, give notice that: (i) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intended purchasers or tenants should not rely on them as statement or representation of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) No person in the employment of DM Hall has any authority to make or give any representation or warranty whatever in relation to the property. (iv) All prices, premiums and rents quoted are exclusive of VAT. (v) The information contained in these particulars has been checked and, unless otherwise stated, it is understood to be materially correct at the date of publication. After these details have been printed, circumstances may change outside our control (vi) These particulars are provided for record purposes only and are not intended to create, nor to be relied upon as creating, any contractual relationship or commitment. Any contract shall only be entered into by way of our clients' solicitors.